

ORDINANCE NO. \_\_\_\_ OF 2012

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SOUTH SIDE OF E. 68<sup>TH</sup> STREET, 110 FEET EAST OF SOUTHERN AVENUE, SHREVEPORT, CADDO PARISH, LA, **FROM B-2. NEIGHBORHOOD BUSINESS DISTRICT TO R-1D, URBAN, ONE-FAMILY RESIDENCE DISTRICT,** AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of Lot 1439, Cedar Grove Addition, Shreveport, Caddo Parish, LA, located on the south side of E 68<sup>th</sup> Street, 110 feet east of Southern Avenue, be and the same is hereby changed from **B-2, Neighborhood Business District to R-1-D, Urban, One-Family Residence District.**

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

- 1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION  
LAND USE REPORT – APRIL 4, 2012**

NM

<b>CASE NO:</b>	<b>C-17-12:</b> 235 E 68 <sup>th</sup> St	District: C/O Jenkins
<b>APPLICANT:</b>	COMMON GROUND COMMUNITY, INC.	District: 6/Baker
<b>LAND OWNER:</b>	Same	
<b>LOCATION:</b>	South side of East 68 <sup>th</sup> Street 110' east of Southern Avenue	
<b>ZONING:</b>	B-2 to R-1D	
<b>PROPOSED:</b>	Single family residence or other uses permitted within this zoning classification	

**GENERAL INFORMATION:**

- Applicant is requesting approval to rezone this site from B-2 to R-1D for a single family residence.
- Zoning to the north, south, and west is B-2 and it is R-1D to the east.

**SITE PLAN CONSIDERATIONS:**

- Site is 50' X 150', or 7,500'.
- The residence is a site built home which is 32' X 14' or 448 square feet. Attic storage space is the same size as the residence.
- Driveway is 50' X 10'.

**PUBLIC'S ASSESSMENT**

There was no opposition present.

**BOARD'S DECISION**

The Board voted 9-0 to recommend approval of the application subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



SCALE: 1" = 200'

I-49

I-49

Dillman  
Exit/Interchange Roadways

Southern

Henderson

66th

67th

68th

69th

70th

R-1D

B-1

R-1D

B-2

500' NOTIFICATION  
AREA

B-2 to  
R-1D

R-1D

B-2

B-2

B-3

B-3

B-2

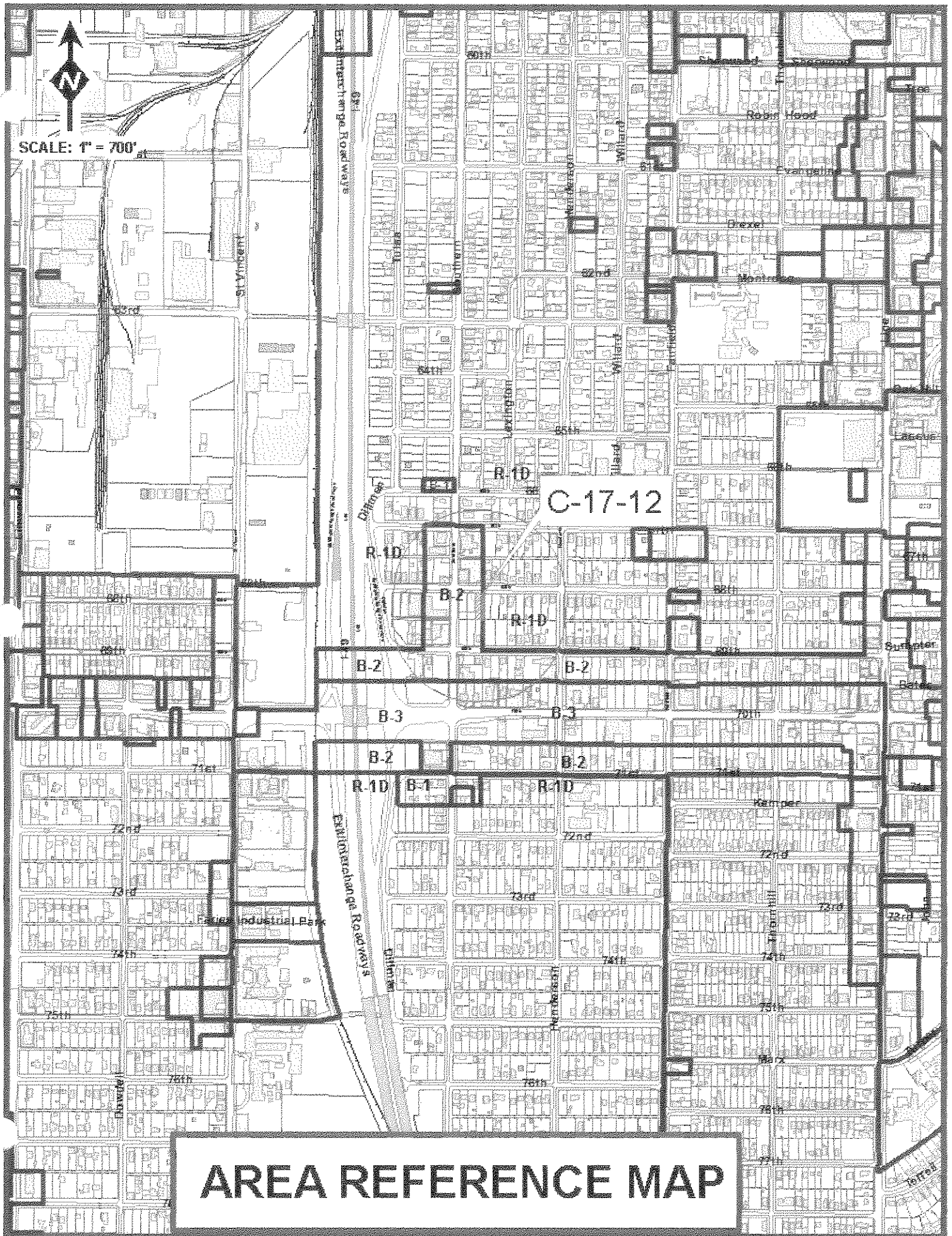
B-2

R-1D

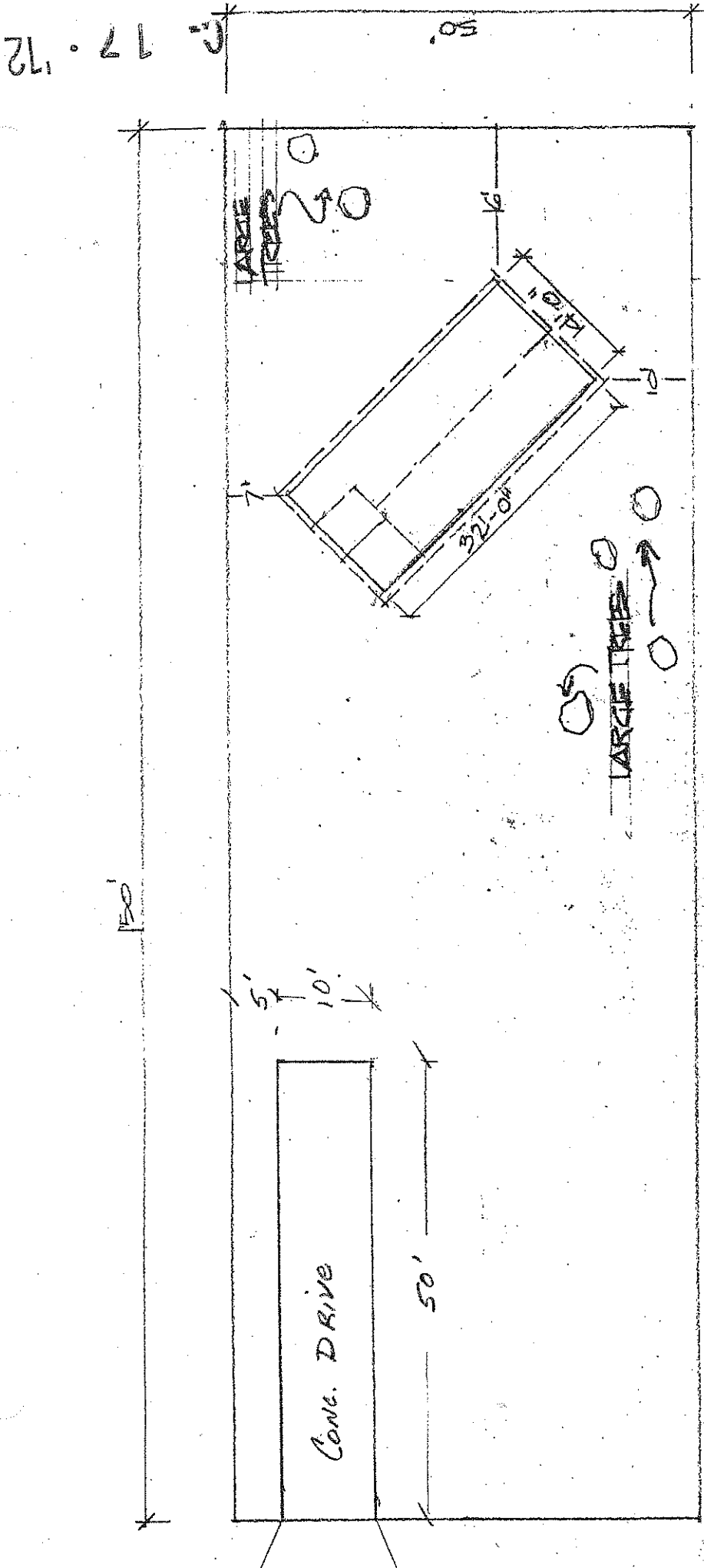
B-1

C-17-12

R-1D

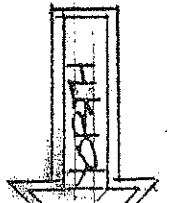


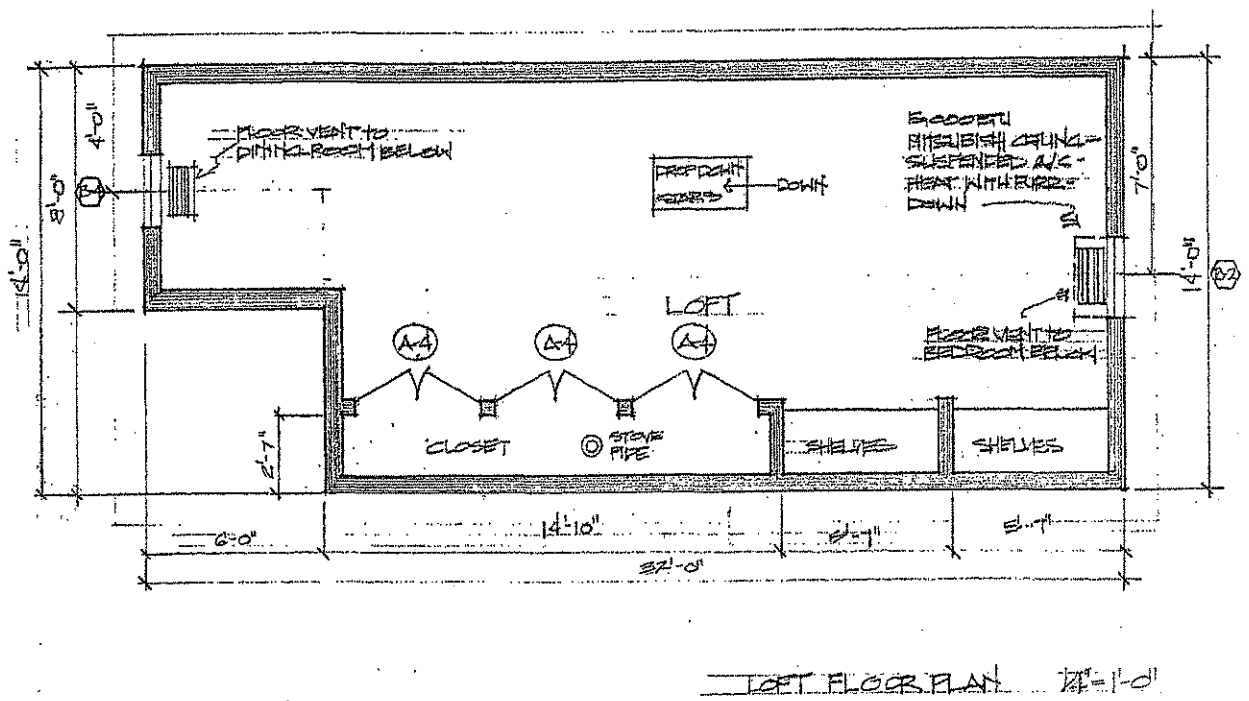
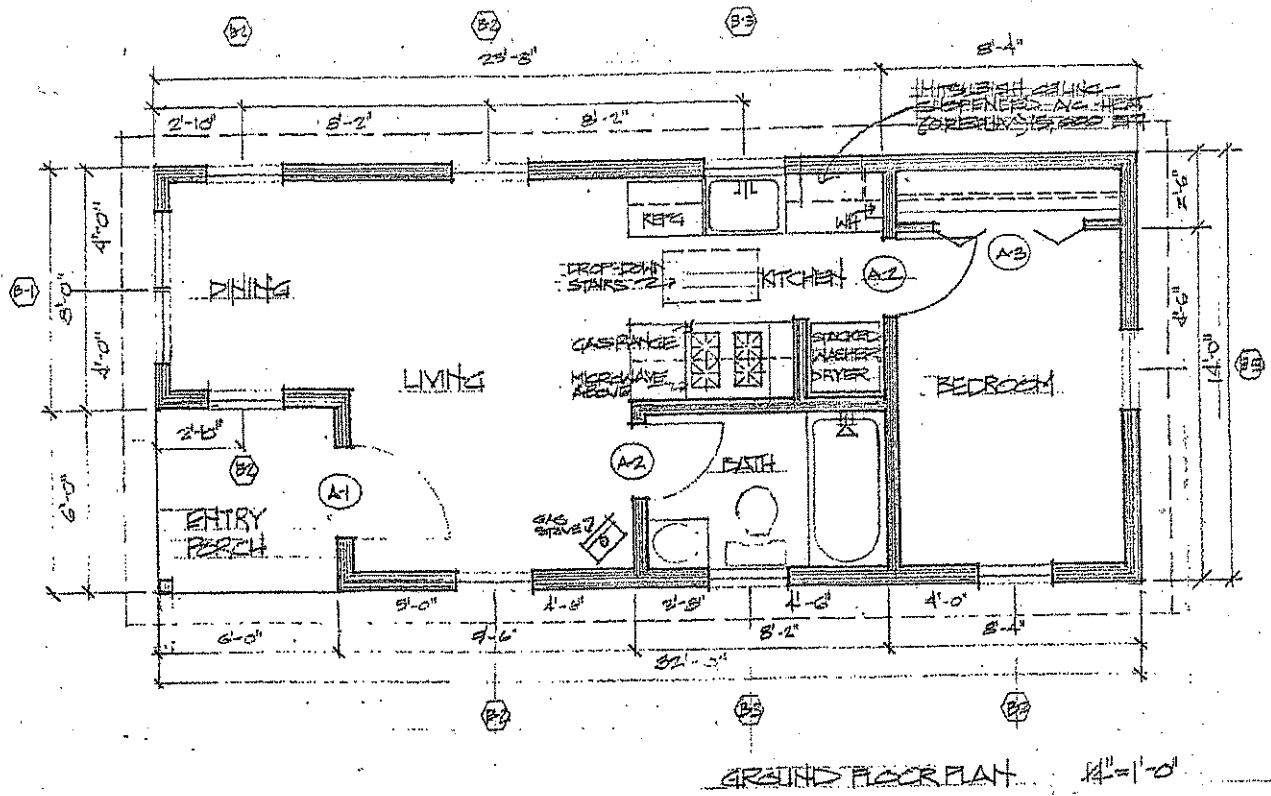
# AREA REFERENCE MAP

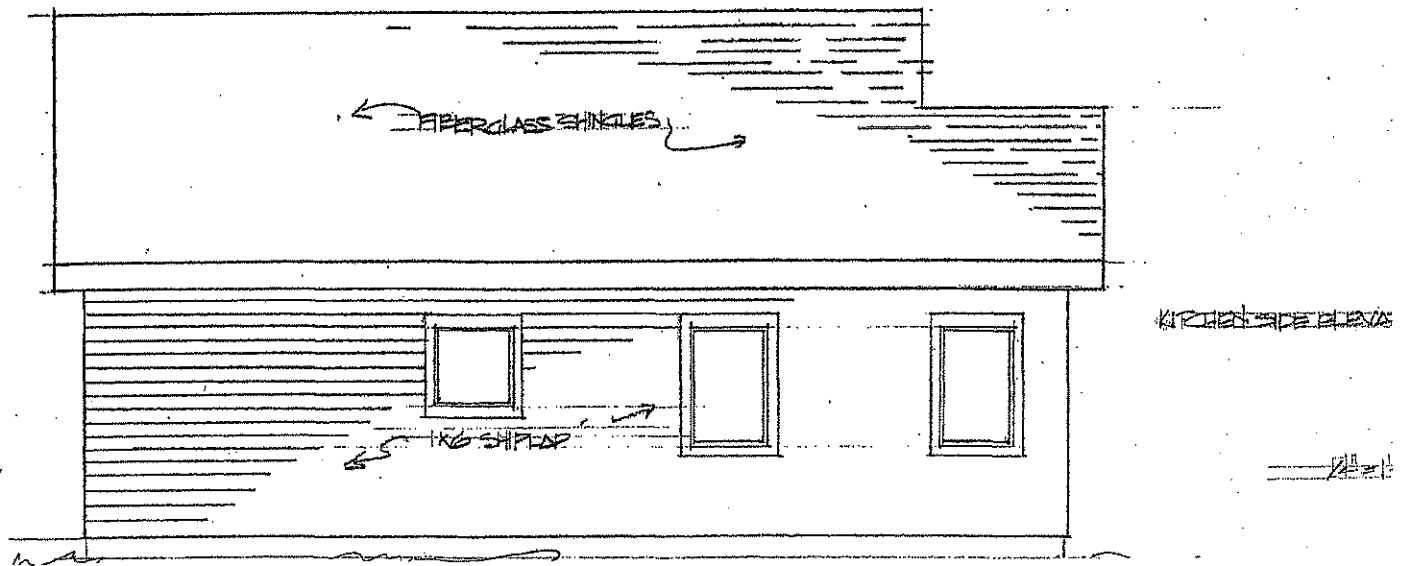
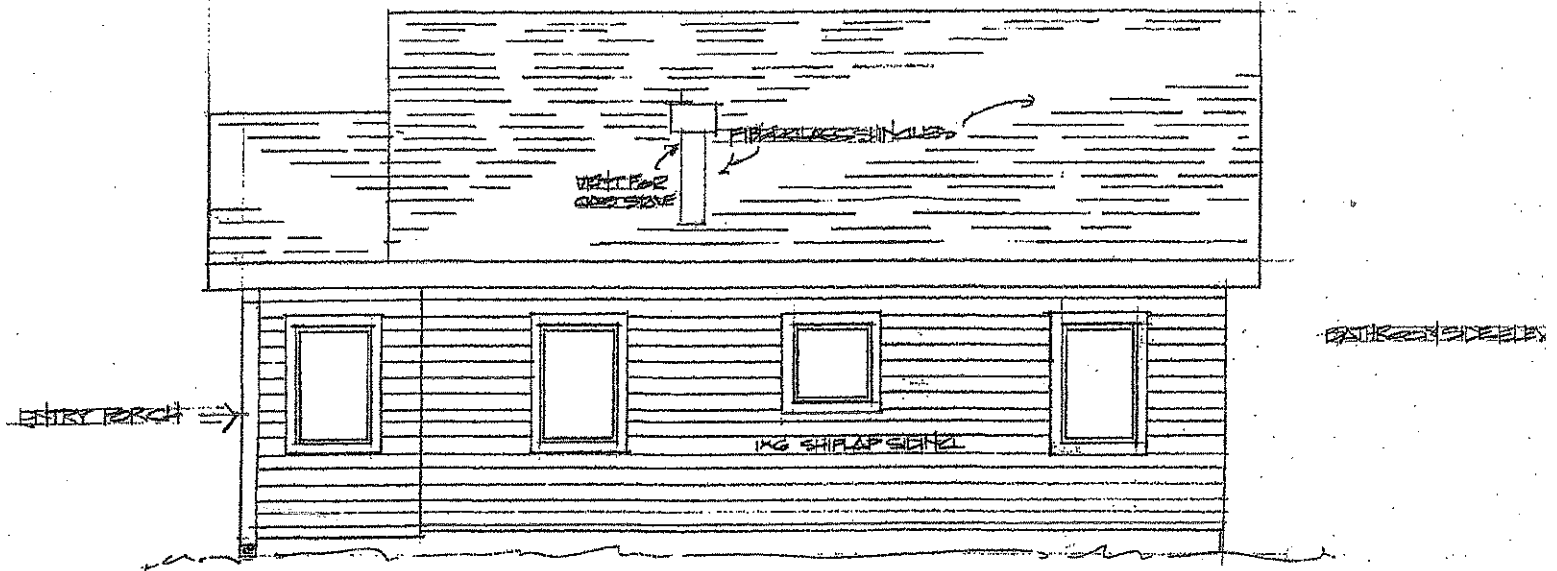


LOT 1439  
CEDAR GROVE ADDITION

PLOT PLAN  
HOUSE FOR COMMON  
COUNCIL COMMUNITY







C-17-12

APPLICATION: ✓ CITY CASE        PARISH CASEAPPLICANT'S NAME: Common Ground Community, Inc.

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

Dan Poole

## MAILING ADDRESS FOR ALL CORRESPONDENCE:

4830 Line Ave.PHONE: 455-5765(between 8:00 & 5:00Shreveport, LAZIP CODE: 71106FAX # 318-747-6246

## EXISTING ZONING:

B2 Commercial

## PROPOSED ZONING:

R-1D

## ACCEPTABLE ALTERNATIVE:

-MPC APPROVAL ☐SITE PLAN ☐PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: ResidenceEXISTING USE: VacantIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: New House to be constructedREASON FOR APPLICATION (justification for zoning change): Rezoning is required in order to build a residenceon this site.ADDRESS OF SITE: 235 East 68th Street, Shreveport, LAASSESSOR'S ACCOUNT NUMBER: 171424-117-1439-00Found on tax notice - example; 171413-057-0047-00LEGAL DESCRIPTION: Lot 1439, Cedar Grove Addition, a subdivision of Shreveport, Caddo Parish, Louisiana, as per plat ofrecord in Book 50, Page 389, Conveyance Records of Caddo Parish, Louisiana and being Municipal Number 235 E. 68th StreetShreveport, Louisiana

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Common Ground Community, Inc.

Name

Name

Name

Address

Address

Address

Signature

Signature

Signature

C- 17 - '12



**STATEMENT OF INTENT  
GENERAL REZONING**

**APPLICANT'S NAME:** Common Ground Community, Inc.

**NATURE AND DESCRIPTION OF BUSINESS:** To build a Residence

**REASON FOR AMENDMENT:** (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

- ☐ **ERROR** (there is a manifest error in the Zoning Ordinance)
- ☒ **CHANGE IN CONDITIONS** (changing conditions in a particular area make change in the Ordinance necessary and desirable)
- ☐ **INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY** (increased need for sites in addition to sites that are available)
- ☐ **SUBDIVISION OF LAND** (the subdivision of land into urban building sites makes reclassification necessary and desirable)

**SQUARE FEET OF PROPERTY:** 7500

**SQUARE FEET OF STRUCTURE(S)** 448

**PARKING SPACES REQUIRED:** 2 **SPACES PROVIDED:** 2

**HOURS OF OPERATION** (state proposed hours) NA

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

**IS WATER PROVIDED  
BY THE CITY OF SHREVEPORT?** Yes

**IF NOT - WHAT IS THE SOURCE  
OF WATER?** \_\_\_\_\_

**IS SEWER PROVIDED  
BY THE CITY OF SHREVEPORT?** Yes

**IF NOT - WHAT IS THE SOURCE  
OF SEWER?** \_\_\_\_\_

**IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT?** \_\_\_\_\_  
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

**IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY?** \_\_\_\_\_

DRAFT

DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
April 4, 2012**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, April 4, 2012, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

**Members Present**

Winzer Andrews, Chairman  
Chris Washington, Vice Chairman  
Lea Desmarteau, Secretary  
Larry Ferdinand  
Desi Sprawls  
Dale Colvin  
Bessie Smith  
Mary Wilson  
Mary Ruffins

**Staff Present**

Charles Kirkland, Executive Director  
Roy Jambor, Senior Planner  
Alan Clarke, Zoning Administrator  
Stephen Jean, Senior Planner  
Ione Dean, Senior Planner  
Judy Negrete, Management Assistant  
Dara Sanders, Master Plan Administrator

**Bus Tour**

Tour was cancelled; members were encouraged to individually tour the sites.

**Members Absent**

None

**Others Present**

Jeff Everson (portion)  
David Cox (portion)  
Kosha Gilbert, Asst. City Attorney

The hearing was opened with prayer by **MR. SPRAWLS**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

- Presentation of plaque to out-going member Chris Washington
- Presentation of plaque to immediate past Chairman, Mary Ruffins
- Presentation by Like LaBas with the Shaw Group: Regional Utility District Master Plan

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the March 7, 2012 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS, WASHINGTON, COLVIN, SPRAWLS, FERDINAND**, and Meses. **SMITH, DESMARTEAU, DR. WILSON** and **RUFFINS**. Nays: None. Absent: **NONE**

► **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

**DRAFT**

**DRAFT**

**CASE NO. C-17-12:** 235 E 68<sup>th</sup> St  
COMMON GROUND COMMUNITY, INC.

Same

South side of East 68<sup>th</sup> Street 110' east of Southern Avenue

B-2 to R-1D

Single family residence or other uses permitted within this zoning classification

**Representative and/or support:**

Mr. Dan Poole (2806 Long Lake Drive, Shreveport, LA 71106) No slip filled out

**There was no opposition present.**

**A motion was made by MR. FERDINAND, seconded by MRS. SMITH to recommend approval of the application subject to compliance with the following stipulation:**

- 1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**

**The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, WASHINGTON, COLVIN, SPRAWLS, FERDINAND, and Mses. SMITH, DESMARTEAU, DR. WILSON and RUFFINS. Nays: None. Absent: NONE**